Scriven & Co.
Est. 1937

Residential Sales



9, Clent Cottage, Odnall Lane, Clent, Stourbridge, DY9 9PW

Offers In The Region Of £125,000

- ONE BEDROOM APARTMENT SITUATED IN THE SOUGHT AFTER VILLAGE OF CLENT
- SURROUNDED BY COUNTRYSIDE
- COMMUNAL GARDENS AND PARKING
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- NO UPWARD CHAIN

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
OnTheMarket rightmove

Located in the rural village of Clent, situated on the second floor of a period building, is this one bedroom apartment with lift in block.

Communal entrance porch leading onto reception hall with lift and staircase to upper floors.

STORAGE CUPBOARD
Specifically for apartment on the second floor,

ENTRANCE HALL (inner)
Fitted store cupboard with sliding mirrored door, access to roof space,

BEDROOM (inner) 3.01m x 2.58m
Panel radiator, two double glazed “Velux” roof windows,

BATHROOM (inner) 1.76m x 2.23m
Double glazed “Velux” roof window, recessed spotlights to ceiling, heated towel rail, panel bath with shower attachment, walls to bath part tiled, WC with concealed flush, wash hand basin with mixer tap and vanity unit, splashback to wash hand basin, wood effect floor,

OPEN PLAN KITCHEN/DINING/LIVING ROOM 3.96m x 4.52m (4.86m)
Two double glazed windows, recessed spotlights to ceiling, panel radiator,
KITCHEN AREA
Base units with cupboards and drawers, worktops with upstands, single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, cooker, four ring gas hob, space for fridge, wall mounted store cupboards at high level, cupboard housing “Ideal” gas boiler,

COMMUNAL PARKING and COMMUNAL GARDENS

AGENTS NOTE – The property is situated in the Clent Conservation area.

COUNCIL TAX BAND B (Bromsgrove)

REVISION 1 GTS - Japanese Knotweed has been found in the communal grounds of the property. An approved treatment plan has been put in place. Further details are available upon request.

TENURE
We are advised that the property is Leasehold for a term of 999 years from the 19th March 2003 subject to a peppercorn ground rent.

SERVICE CHARGE
We have been verbally advised by our client that a service charge of approximately £2400.00 is paid per annum, however to date we have no paperwork to prove this. Please note this amount is subject to change and we would recommend that you take advice from your solicitor / surveyor prior to purchasing the property.

SERVICES
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –
In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.
Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.
Scriven & Co offers the following services and has the following referral arrangements in place:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients’ or buyers’ decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.
Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients’ or buyers’ decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.
The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients’ or buyers’ decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

Useful links for property information:

Find information about a property in England or Wales:

https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England: https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).
















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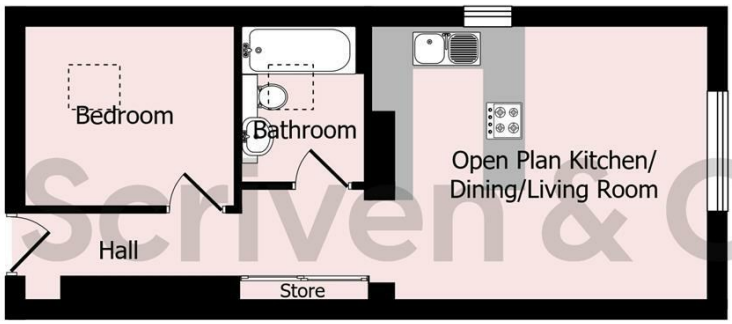

CLENT COTTAGE







Second Floor



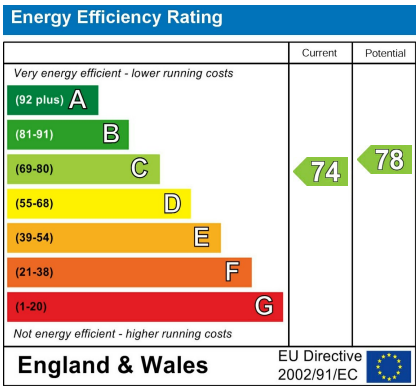
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
Est. 1937

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